



सत्यमेव जयते

The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

VOL. LXIII]

THURSDAY, OCTOBER 13, 2022 / ASVINA 21, 1944

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 3rd October, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/145 of 2022/TPS-112020-1430-L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/228 of 2013/TPS-1113-2622-L, dated 17.12.2013 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 79 (Bhat-Sughad) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 79 (Bhat-Sughad) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- (a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;
- (b) State that the said Preliminary Scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "The Appropriate Authority shall make aggregate deduction from original plot while giving the development permission for redevelopment in final plot allotted against the said Original Plot." is added in remarks column of redistribution statement in case no. 3, 4, 37, 39.
2. The area boundary and location of the Final Plot No. 8 admeasuring 425 sq.mtr., Final Plot No. 7/1 admeasuring 14702 sq.mtr., Final Plot No. 7/2 admeasuring 1942 sq.mtr., Final Plot No. 62 (સામાજિક માળખા) admeasuring 26289 sq.mtr., Final Plot No. 63 (વાણીજ્ય વેચાણ માટે) admeasuring 5137 sq.mtr. are modified as Final Plot No. 8 admeasuring 425 sq.mtr., Final Plot No. 7/1 admeasuring 19599 sq.mtr., Final Plot No. 7/2 admeasuring 1942 sq.mtr., Final Plot No. 62 (સામાજિક માળખા) admeasuring 24347 sq.mtr., Final Plot No. 63 (વાણીજ્ય વેચાણ માટે) admeasuring 2182 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
3. In Case No. 33/1, 33/2 and 52(21) of redistribution statement following remark is added in column no. 9.
"પ્રાદેશીક મેનેજરશ્રી જીઆઈડીસી ગાંધીનગરના તા. ૦૧.૦૬.૧૮ ના પત્રની વિગતો અને નામ. ગુજરાત હાઈકોર્ટ દ્વારા એસ.સી.એ. નં. ૧૨૩૧૧/૨૦૧૭ અન્વયે થયેલ હુકમોની વિગતો તેમજ એલ.પી.એ. અન્વયે નામ. ગુજરાત હાઈકોર્ટ દ્વારા જે હુકમ થાય તે મુજબની માલીકી ગણવાની રહેશે."
4. In Case No. 36 of redistribution statement following remark is added in column no. 9 after Sr.No.3.
"(૪) શ્રી સરકારની માલીકીની ૨૬૮૮ ચો.મી. જમીનને અંતિમખંડ નં. ૩૫/૨ ફાળવેલ છે."
5. The area, boundary and location of the Final Plot No. 30+31 admeasuring 102741 sq.mtr., Final Plot No. 32/1/1 admeasuring 238547 sq.mtr., Final Plot No. 33 admeasuring 5655 sq.mtr., Final Plot No. 34 admeasuring 2353 sq.mtr., Final Plot No. 60 (વાણીજ્ય વેચાણ માટે) admeasuring 2064 sq.mtr., Final Plot No. 65 (વાણીજ્ય વેચાણ માટે) admeasuring 727 sq.mtr. are modified as the Final Plot No. 30/1+31 admeasuring 102741 sq.mtr., Final Plot No. 30/2 admeasuring 447 sq.mtr., Final Plot No. 32/1/1 admeasuring 237628 sq.mtr., Final Plot No. 32/1/3 admeasuring 192 sq.mtr., Final Plot No. 32/1/4 admeasuring 240 sq.mtr., Final Plot No. 33 admeasuring 6784 sq.mtr., Final Plot No. 34 admeasuring 2353 sq.mtr., Final Plot No. 60 (વાણીજ્ય વેચાણ માટે) admeasuring 975 sq.mtr., Final Plot No. 65 (વાણીજ્ય વેચાણ માટે) admeasuring 727 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
6. In Case No. 31+32 of redistribution statement following remark is added in column no. 9 after Sr.No.3.
"(૪) સ.નં. ૪૪/૩/પૈકીની ૭૪૫ ચો.મી. જમીનને અંતિમખંડ નં. ૩૦/૨ ફાળવેલ છે."
7. In Case No. 33/1 of redistribution statement following remark is added in column no. 9 after Sr.No.3.
"(૪) સ.નં. ૪૪/૧/પૈકીની ૩૨૦ ચો.મી. જમીનને અંતિમખંડ નં. ૩૨/૧/૩ તથા સ.નં. ૪૪/૨/પૈકીની ૪૦૧ ચો.મી. જમીનને અંતિમખંડ નં. ૩૨/૧/૪ ફાળવેલ છે."
8. The 18.00 mtr. road between Final Plot No. 11/1 and 11/2 is realign and the area and boundary of the Final Plot No. 9 admeasuring 3689 sq.mtr., Final Plot No.10/1 admeasuring 9742 sq.mtr., Final Plot No. 10/2 admeasuring 2458 sq.mtr., Final Plot No. 11/1 admeasuring 1403 sq.mtr., Final Plot No. 11/2 admeasuring 600 sq.mtr., Final Plot No. 66 (બગીચો) admeasuring 1742 sq.mtr. are modified as the Final Plot No.9 admeasuring 3689 sq.mtr., Final Plot No.10 admeasuring 12200 sq.mtr., Final Plot No. 11/1 admeasuring 1403 sq.mtr., Final Plot No. 11/2 admeasuring 600 sq.mtr., Final Plot No. 66 (બગીચો) admeasuring 1805 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.

9. The boundary and location of the Final Plot No. 29/1 admeasuring 13077 sq.mtr. and Final Plot No. 54+55 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેઠાણ માટે) admeasuring 28740 sq.mtr. are modified as shown in the accompanying plan and the Redistribution Statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 4th October, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/146 of 2022/TPS-132018-7861-L: WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the Development Plan of Kodinar Area Development Authority, sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/45 of 2013/DVP-1909-5525-L, dated.22.02.2013 (hereinafter referred to as "the said Development Plan" and "the said Authority")

AND WHEREAS, the said Authority has send the proposal for variation in the said development plan by communication dated 13.12.2018.

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the said Development Plan.

NOW THEREFORE, in exercise of the power conferred by of section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976), (hereinafter referred to as "the said Act") the Government of Gujarat hereby: -

1. Proposes to modify the aforesaid development plan by way of variation in the manner specified in the Schedule appended hereto, and;
2. Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Block No. 14th, 9th Floor, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Proposed variation in the said Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/45 of 2013/DVP-1909-5525-L, dated.22.02.2013

The land bearing R.S.No. 594 Paikie of village : Kodinar earmarked as Pocket A-B-C-D-E-F-A designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 4th October, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 147 of 2022/DVP-192018-6039-L: WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the Development Plan of Kodinar Area Development Authority, sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/45 of 2013/DVP-1909-5525-L, dated.22.02.2013 (hereinafter referred to as "the said Development Plan" and "the said Authority")

AND WHEREAS, the said Authority has send the proposal for variation in the said development plan by communication dated 21.08.2018.

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the said Development Plan.

NOW THEREFORE, in exercise of the power conferred by of section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976), (hereinafter referred to as "the said Act") the Government of Gujarat hereby: -

1. Proposes to modify the aforesaid development plan by way of variation in the manner specified in the Schedule appended hereto, and;
2. Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Block No. 14th, 9th Floor, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Proposed variation in the said Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/45 of 2013/DVP-1909-5525-L, dated.22.02.2013

The land bearing R.S.No. 1010/P, 1011, 1014 of village : Kodinar earmarked as Pocket A-B-C-D-E-F-G-H-I-J-K-L-N-A designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 4th October, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/148 of 2022/TPS-142021-1850-L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/300 of 2017/TPS-1410-2862-L, dated 25.10.2017 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 65 (Vesu-Bharathana-Althan) (hereinafter referred to as "the said Draft Scheme") submitted by the Surat Municipal Corporation (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 65(Vesu-Bharathana-Althan) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- (d) Sanction the said Preliminary Scheme with modifications enumerated in Schedule below;
- (e) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (f) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The area of Original Plots and the area, boundary and location of Final Plots shown in Annexure – 1 are modified as shown in the accompanying plan and the Redistribution Statement.
2. The redistribution statement of case no. 49 is modified as Annexure –2.
3. The boundary and location of Final Plot No. 28 and Final Plot No. 62 (સોસિયલ ઇન્ફ્રાસ્ટ્રક્ચર) are modified as shown in the accompanying plan.
4. The boundary and location of Final Plot No. 30, Final Plot No. 31, Final Plot No. 32, Final Plot No. 33, Final Plot No. 34/2 are modified as shown in the accompanying plan.
5. The boundary and purpose of Final Plot No. 60 (ઓપન સ્પેસ) is modified as the Final Plot No. 60 (વાણિજ્ય વેચાણપાત્ર) as shown in the accompanying plan and the Redistribution Statement.
6. The area and purpose of Final Plot No. 56 (એસ.ઈ.ડબલ્યુ.એસ.એચ.) admeasuring 11230 sq.mtr. is modified as the Final Plot No. 56 (સોસિયલ ઇન્ફ્રાસ્ટ્રક્ચર) admeasuring 12656 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
7. The boundary and location of Final Plot No. 3/A, Final Plot No. 3/C, Final Plot No. 7, Final Plot No. 9, Final Plot No. 10/B, Final Plot No. 46/2 are modified as shown in the accompanying plan.
8. The area, boundary and purpose of Final Plot No. 50 (ગાર્ડન) admeasuring 25215 sq.mtr., Final Plot No. 51 (એસ.ઈ.ડબલ્યુ.એસ.એચ.) admeasuring 19706 sq.mtr., Final Plot No. 52 (વાણિજ્ય વેચાણપાત્ર) admeasuring 20119 sq.mtr., Final Plot No. 54 (સોસિયલ ઇન્ફ્રાસ્ટ્રક્ચર) admeasuring 17973 sq.mtr., Final Plot No. 63 (સોસિયલ ઇન્ફ્રાસ્ટ્રક્ચર) admeasuring 2900 sq.mtr. are modified as the Final Plot No. 50 (ગાર્ડન) admeasuring 31686 sq.mtr., Final Plot No. 51 (પાર્કિંગ) admeasuring 7989 sq.mtr., Final Plot No. 52 (વાણિજ્ય વેચાણપાત્ર) admeasuring 28011 sq.mtr., Final Plot No. 54 + 63 (એસ.ઈ.ડબલ્યુ.એસ.એચ.) admeasuring 18227 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.

preliminary Scheme document, maps, redistribution statement shall be modified according to above.

ANNEXURE-1**NOTIFICATION NO.GH/V/148 OF 2022/TPS-142021-1850-L**

Case Number	As submitted by TPO				As per modification			
	Original Plot Number	Area (Sq.mtr.)	Final Plot Number	Area (Sq.mtr.)	Original Plot Number	Area (Sq.mtr.)	Final Plot Number	Area (Sq.mtr.)
1	2	3	4	5	6	7	8	9
19	19/A+19/B	42088	19/B	6875	19/A+19/B	39236	19/B	6409
			19/A	14169			19/A	13209
21	21/A+21/B	21348	21	10674	21/A+21/B	18684	21	9342
22	22/A+22/B	21347	22/A	5882	22/A+22/B	19373	22/A/1	4343
			22/B	4790			22/A/2	984
							22/B	4360
23	23/A+23/B	37636	23	18816	23/A+23/B	35524	23	17762
24	24/A+24/B/1, 24/A+24/B/2, 24/A+24/B/3, 24/A+24/B/4, 24/A+24/B/5, 24/A+24/B/6, 24/A+24/B/7, 24/A+24/B/8	15176	24	7603	24/A+24/B/1, 24/A+24/B/2, 24/A+24/B/3, 24/A+24/B/4, 24/A+24/B/5, 24/A+24/B/6, 24/A+24/B/7, 24/A+24/B/8	12083	24	6042
50			58 (સોસિયલ ઇન્ફ્રાસ્ટ્રક્ચર)	29098			58 (સોસિયલ ઇન્ફ્રાસ્ટ્રક્ચર)	28904
			57 (રહેણાંક વેચાણપાત્ર)	4343			57 (રહેણાંક વેચાણપાત્ર)	9469

ANNEXURE-2

પ્રારંભિક નગર રચના યોજના નં.૬૫ (વેસુ-ભરથાણા-અલથાણા)

NOTIFICATION NO.GH/V/148 OF 2022/TPS-142021-1850-L

કેસ નંબર	જમીન માલિકોના નામ	સત્તા પ્રકાર	બ્લોક નંબર	મુળખંડ નંબર	મુળખંડનું ક્ષેત્રફળ (ચો.મી.)	અંતિમખંડ નંબર	અંતિમખંડ ક્ષેત્રફળ (ચો.મી.)	રીમાર્ક્સ
૧	૨	૩	૪	૫	૬	૭	૮	૯
૪૮/૧			નાળા	૫૦	૭૭૪૬			નાળાની જમીન હોઈ અંતિમખંડ ફાળવવામાં આવેલ નથી.
૪૮/૨			રોડ	૫૧	૨૧૩૮૫			રોડની જમીન હોઈ અંતિમખંડ ફાળવવામાં આવેલ નથી.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

CORRIGENDUM

Sachivalaya, Gandhinagar, 7th October, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/149 of 2022/TPS-142021-1924-L: In exercise of the powers conferred under section 65 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976), the State Government by the Notification No. GH/V/113 of 2022/TPS-142021-1924-L, dated 01.09.2022 (hereinafter referred to as "the said Notification") sanctioned the Preliminary Town Planning Scheme No. 51 (Dabholi). In the said notification, the following is corrected.

1. In Sr.No.6 the word “Final Plot No. 239 (સેલેબલ રેસીડેન્શીયલ)” is replaced by “new Final Plot No. 238 (સેલેબલ રેસીડેન્શીયલ)”
2. Sr.No.12 is replaced by “The area, boundary and location of the Final Plot No.6/2 admeasuring 2302 sq.mtr., Final Plot No. 7/1 admeasuring 2044 sq.mtr., Final Plot No.7/2 admeasuring 1993 sq.mtr., Final Plot No. 211 (સેલેબલ કોમર્શીયલ) admeasuring 560 sq.mtr. and Final Plot No. 196 (ગુડ્ડન) admeasuring 7964 sq.mtr. are modified as the Final Plot No.6/2 admeasuring 2302 sq.mtr., Final Plot No. 7/1+7/2 admeasuring 4037 sq.mtr., Final Plot No. 211 (સેલેબલ કોમર્શીયલ) admeasuring 4855 sq.mtr. and Final Plot No. 196 (ગુડ્ડન) admeasuring 3669 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.”

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

CORRIGENDUM

Sachivalaya, Gandhinagar, 11th October, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/150 of 2022/TPS-142009-1649-L: In exercise of the powers conferred under section 65 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976), the State Government by the Notification No. GH/V/115 of 2022/TPS-142009-1649-L, dated 01.09.2022 (hereinafter referred to as "the said Notification") sanctioned the Preliminary Town Planning Scheme No. 41 (Dindoli). In the said notification, the following is corrected.

1. Sr.No.6 is replaced by

- “a. The Boundary of the reservation O-46 (Recreation for SMC) is deleted as shown in the accompanying plan and the Redistribution Statement.
- b. The area and boundary of Final Plot No. 41 (Sale for Commercial) admeasuring 1425 sq.mtr. and Final Plot No. 42 admeasuring 3647 sq.mtr. are modified as the Final Plot No. 41+42 (Social Infrastructure) admeasuring 5072 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.”
2. Sr.No.9 is replaced by “The boundary and location of the Final Plot No. 161 admeasuring 21008 sq.mtr., Final Plot No. 162 (Sub Center) admeasuring 15333 sq.mtr., Final Plot No. 163 admeasuring 1558 sq.mtr. and Final Plot No. 164 admeasuring 718 sq.mtr. are modified as shown in the accompanying plan.”

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

